

MEMORANDUM

TO: Melinda Coleman, City Manager

FROM: Michael Martin, AICP, Economic Development Coordinator

DATE: April 19, 2016

SUBJECT: Consider Approval of Design Plans for a Proposed Fuel Canopy Expansion, Costco, 1431 Beam Avenue East

Introduction

Project Description

Costco Wholesale Corporation is proposing to expand the existing fuel canopy to allow the installation of three additional fuel dispensers at its location at 1431 Beam Avenue. The addition will not reduce the amount of green space on site, nor increase the amount of impervious surface. The current configuration of the drive areas and lanes will remain.

Requests

The applicant is requesting that the city approve the following:

1. Design review.

Background

This site had been operated as the Country View Golf Course for many years.

December 18, 2006: The city council approved the Carmax/Mogren Addition preliminary plat and PUD for the former golf course property. The Costco site was an anticipated part of this PUD. The council also adopted a resolution ordering the public improvements for the development.

February 12, 2007: The city council approved the Carmax/Mogren Addition final plat.

June 11, 2007: The city council approved Costco as an amendment to the site's PUD. Also approved were the design plans and a parking waiver for 39 fewer parking spaces than the code required.

January 25, 2016: The city council approved an amendment to the site's PUD to allow for an expansion to the liquor store and a parking waiver for 41 fewer parking spaces than the code required.

Discussion

Design Considerations

Building Materials and Design

The applicant is proposing to expand the existing 2,801-square-foot fuel canopy by another 2,468 square feet. The canopy expansion will allow for three additional fuel pump and six fueling positions. In constructing the canopy, the applicant is proposing to use matching colors and materials of the existing structure. Any changes to the existing signage will require sign permits.

Setbacks

The proposed canopy addition will meet code requirements.

Department Comments

Building Department

Nick Carver, building official:

1. Meet all current Minnesota building code requirements.
2. Plans must be submitted by a Minnesota registered architect for approval.

Fire Department

Butch Gervais, fire marshal – No issues with this project.

Engineering Department

Please see Jon Jarosch's engineering report in the attachments.

Recommendations

Approve the plans date-stamped April 1, 2016, for the proposed 2,468-square-foot fuel canopy expansion at the Costco Wholesale store located at 1431 Beam Avenue East. Approval is subject to the applicant complying with the following conditions:

1. This approval is good for two years. After two years, the design-review process shall be repeated if the developer has not begun construction.
2. All requirements of the building official must be met.
3. The applicants shall obtain all required permits from the Ramsey-Washington Metro Watershed District and Ramsey County.

4. The applicants shall comply with all requirements of the Maplewood Engineering Report from Jon Jarosch dated April 8, 2016.
5. All work shall follow the approved plans. The director of environmental and economic development may approve minor changes.

Reference

Site Description

Site Size: 16 acres

Existing Use: Costco

Surrounding Land Uses

North: One vacant commercial site and the County Road D Extension

South: Beam Avenue and wetlands

East: The Bruce Vento Trail

West: Country View Drive, a vacant commercial site and the Carmax site

Planning

Land Use Plan Designation: C (commercial)

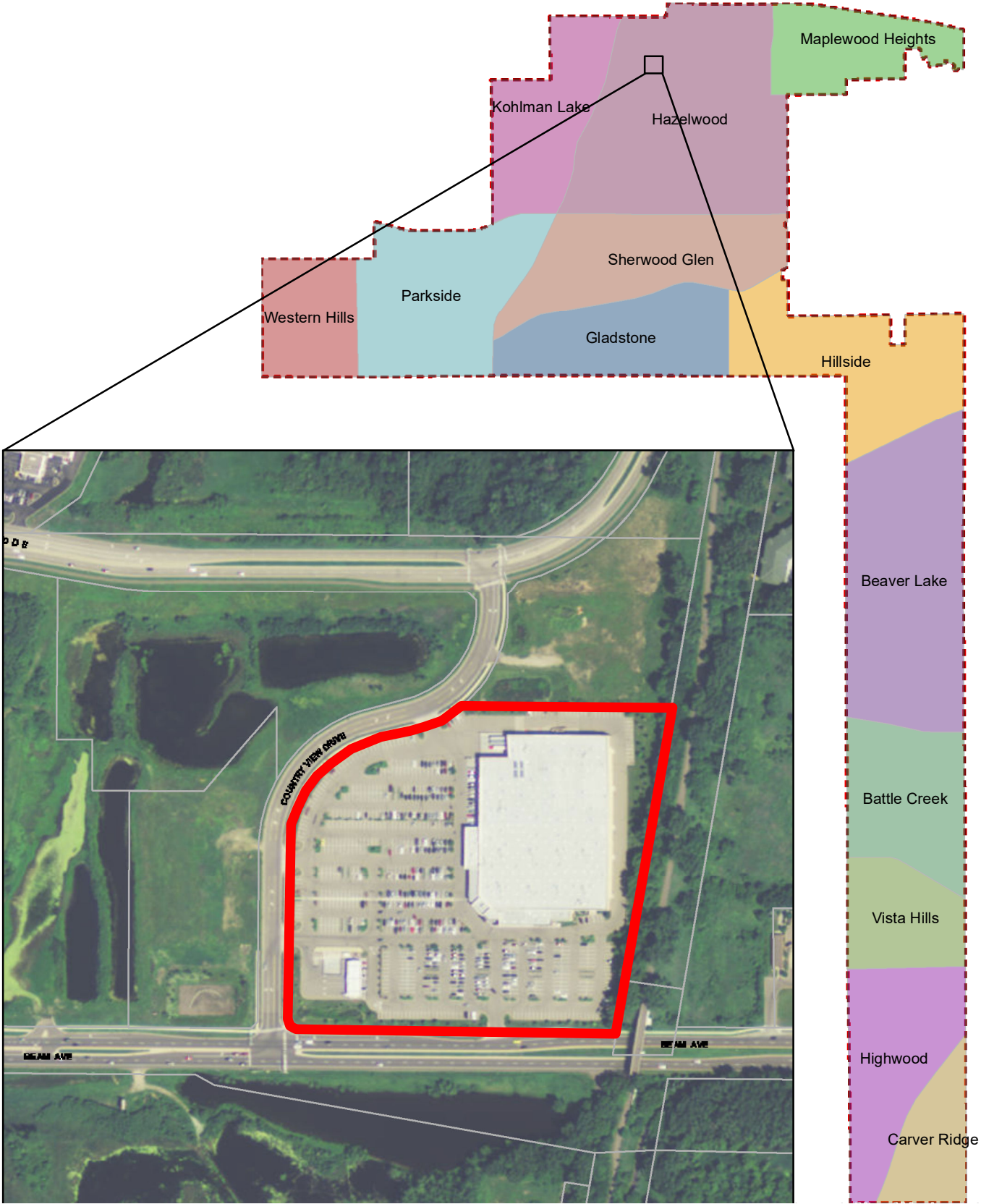
Zoning: PUD (planned unit development)

Application Date

The application for this request was considered complete on April 1, 2016. State law requires that the city decide on these applications within 60 days. The deadline for city council action on this proposal is May 31, 2016.

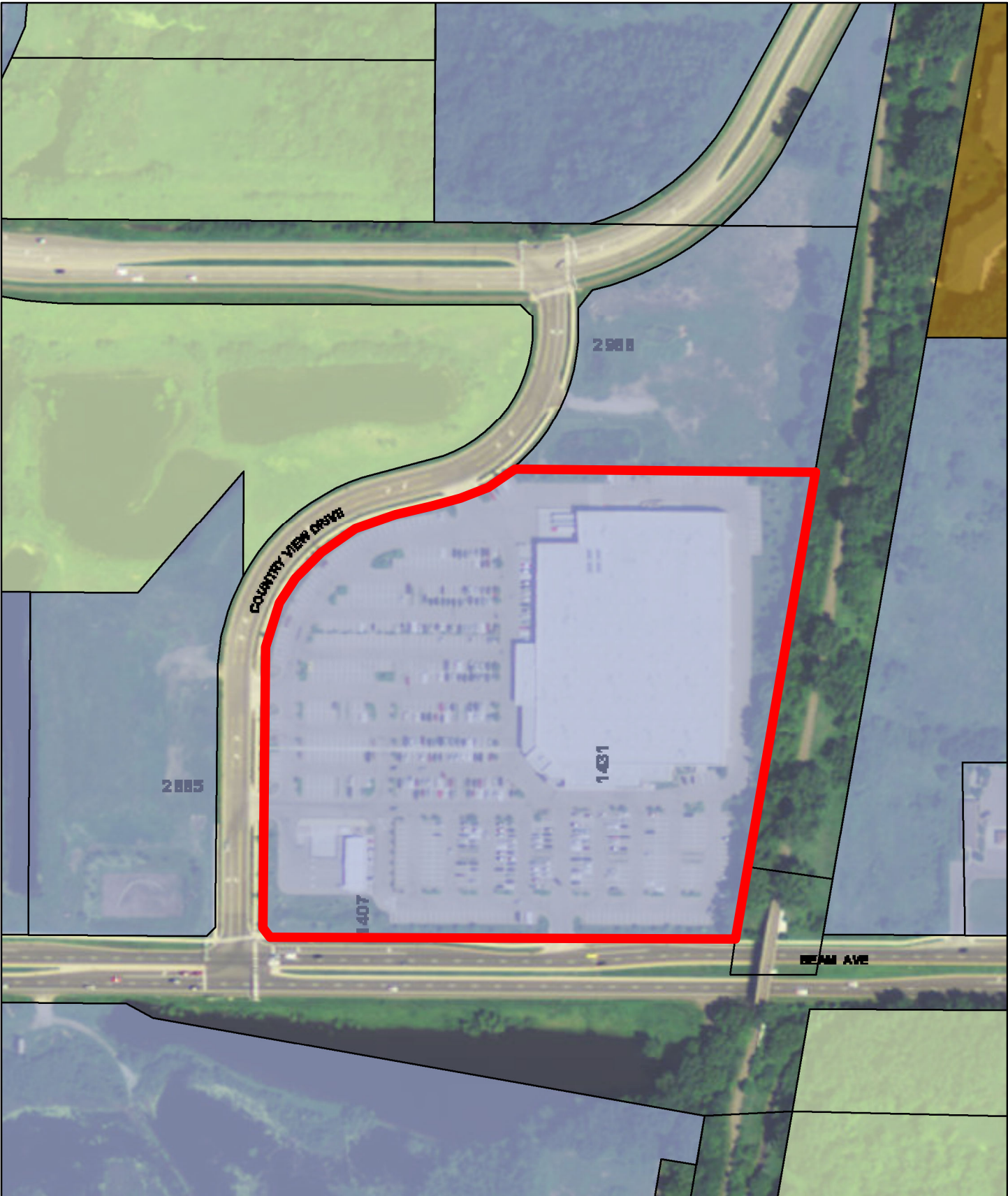
Attachments

1. Overview Map
2. Land Use Map
3. Proposed Site Plan
4. Proposed Site Plan - Enlarged
5. Proposed Elevations
6. Applicant's Narrative
7. Engineering Report from Jon Jarosch, dated April 8, 2016
8. Plans date-stamped April 1, 2016 (separate attachments)



1431 Beam Avenue East - Costco


Design Review - Overview Map



1431 Beam Avenue East - Costco

Design Review
Land Use Map

Legend

- | | |
|--|--|
|  Commercial |  High Density Residential |
|  Open Space | |

A map showing the location of the Project Site. The site is a shaded area with a cross-hatch pattern, located between Maplewood Dr and Isom Ave. The map includes County Rd. E running horizontally and McKnight Rd. N running vertically. A north arrow is in the top left corner. Highway shields for 102E, 104A, and 66 are shown.

A map of the study area in Minnesota. The map shows the Minnesota River flowing from the north towards the south. Major cities and towns are marked: Mankato, Grove, Minneapolis, St. Paul, and Waterville. The Project Site is located south of Minneapolis and west of Waterville, indicated by a shaded area and a crosshair. Major highways are shown as thick lines with route numbers: 94, 100, 36, 55, 52, 54, and 96. A compass rose is located in the top left corner of the map.

OVERALL SITE PLAN

MARCH 18, 2016

MG2

1431 BEAM AVE
MAPLEWOOD, NJ 07069
206 986 6500
MG2.com

06-0139-06
MARCH 18, 2016
OVERALL
SITE PLAN
DD11-01A

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ENLARGED SITE PLAN

MARCH 18, 2016

14'-6" MINIMUM CLEARANCE

3'-8"

TEXTURED METAL FASCIA & COPING,
COLOR: "LIGHT CASHMERE"

60" 0"

SIGN FASCIA LIGHT FIXTURE
SIGNAGE

CULTURED STONE VENEER,
COLOR: "WALNUT"
TO MATCH EXISTING

Costco
WHOLESALE

EXIT SIDE

SIGNAGE AREA TABULATION (CANOPY SIGNS)				
QTY	SIGN	SIZE	AREA (SF) EA	TOTAL SF
4	COSTICD WHOLESALE	14' 3/4" C"	98 SF	172 SF
TOTAL SIGNAGE AREA				172 SF



Community Design Review Board Narrative

**Costco Gasoline Fueling Facility Expansion
1431 Beam Avenue, Maplewood, Minnesota, 55109
Costco Loc. No. 1021 / Our Job No. 12748**

**Prepared By
Barghausen Consulting Engineers, Inc.**

March 29, 2016

Project Location

Costco Wholesale requests Design Review approval from the Community Design Review Board for the expansion of the existing Costco Gasoline fueling facility in the City of Maplewood. The existing facility is comprised of a 2,801-square-foot fuel canopy over eight (8) multi-product dispensers, three (3) 30,000-gallon gasoline underground storage tanks, and one (1) 1,500-gallon fuel additive underground storage tank. Below is a summary of the proposed expansion:

- Construct a 2,468-square-foot expansion of the canopy, for a total of 5,269 square feet in size.
- Add three (3) new multi-product dispensers for a total of six (6) additional fueling positions. The expanded facility will provide a total of eighteen (18) vehicle fueling positions.
- Replace the existing four (4) 27-square-foot signs, centered on each fascia of the fuel canopy with four (4) new 21-square-foot signs canopy signs centered on each fascia.

The expansion will increase the facility's service rate and reduce queuing. The expansion will not generate a significant number of new trips since the facility is limited to Costco members only. No changes are proposed to the number of employees, hours of operation, parking, or landscaping. Circulation will remain one-way.

Purpose of Request

Design Review

Pursuant to Section 2-290 of the City of Maplewood City Code, to recommend approval of an application, the board shall make the following findings:

- (1) The design and location of the proposed development and its relationship to neighboring, existing or proposed developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood; it will not unreasonably interfere with the use and enjoyment of neighboring, existing or proposed developments; and it will not create traffic hazards or congestion.*

Response: This project is an existing development that will occur within the footprint of the existing fueling facility. The expansion will be integrated into the existing facility by matching the design and shape of the existing canopy. The expansion will not generate a significant number of new trips since the facility is limited to Costco members only. The project will increase the facility's service rate and reduce queuing.

- (2) *The design and location of the proposed development is in keeping with the character of the surrounding neighborhood and is not detrimental to the harmonious, orderly and attractive development contemplated by this division and the city comprehensive municipal plan.*

Response: The fueling facility is an existing use. The expansion will occur within the footprint of the existing operation with minimal impact to the surrounding site. The expansion will be integrated into the existing facility by matching the design and shape of the existing canopy.

- (3) *The design and location of the proposed development would provide a desirable environment for its occupants, as well as for its neighbors, and it is aesthetically of good composition, materials, textures and colors.*

Response: The expansion will be integrated into the footprint of the existing facility. The fuel facility canopy will match the design, shape, and material of the existing canopy. Circulation will remain one-way and the facility will continue to sell fuel to Costco members only.

Conclusion

The above narrative and supporting documents demonstrate that the project meets the City's Design Review criteria. The City's approval of this application is respectfully requested.

Engineering Plan Review

PROJECT: Costco Gas Canopy Expansion – 1431 Beam Avenue East
PROJECT NO: 16-07

COMMENTS BY: Jon Jarosch, P.E. – Staff Engineer

DATE: 4-8-2016

PLAN SET: Civil Plans dated 3-11-2016

The applicant is proposing to expand the existing gas station canopy to house 3 additional product dispensers. The project is not increasing impervious surface area on the site and is below the threshold triggering stormwater quality requirements. The applicant is requesting a review of the current design.

This review does not constitute a final review of the plans, as the applicant will need to submit construction documents for final review. The following are engineering review comments on the design and act as conditions prior to issuing permits.

Drainage and Stormwater Management

- 1) Details shall be provided for the proposed trench drain and pipe connecting it to the existing storm sewer system.

Grading and Erosion Control

- 2) Inlet protection devices shall be installed on all existing and proposed onsite storm sewer until all exposed soils onsite are stabilized.
- 3) Adjacent streets and parking areas shall be swept as needed to keep the pavement clear of sediment and construction debris.

Other

- 4) The applicant shall verify that the placement of the proposed trench-drain will not impact the existing underground fuel storage tanks and is in accordance with any MPCA or other issued permits for these tanks.
- 5) The applicant shall satisfy the requirements of all other permitting agencies. Please provide copies of other required permits and approvals.
- 6) The plans shall be signed by an engineer licensed in the state of Minnesota.

- END COMMENTS -